



City of San Antonio

Agenda Memorandum

File Number: 17-1122

Agenda Item Number: 3.

Agenda Date: 1/18/2017

In Control: City Council B Session

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Public Hearing on the Draft Urban Renewal Plan to meet the statutory requirements as part of the proposed 2017 Neighborhood Improvements Bond Proposition

SUMMARY:

This item includes a Public Hearing on the Draft Urban Renewal Plan to meet the statutory requirements as part of the proposed 2017 Neighborhood Improvements Bond Proposition.

BACKGROUND INFORMATION:

The Neighborhood Improvements Bond proposition would provide for City investment resulting in private and nonprofit-sector development of housing. The proposed \$20 million ballot initiative is one component of the \$850 million Bond package that will go forward for public vote on May 6, 2017. Voter approval of the Neighborhood Improvements Bond proposition will allow the City to conduct the following activities using Bond funds:

- Land acquisition
- Demolition of dilapidated/unusable structures
- Right-of-way improvements
- Extension/expansion of utilities
- Remediation of hazards such as asbestos or lead-based paint

Chapter 374 of the Texas Local Government Code requires the identification of specific geographic areas based on state requirements where Bond funds can be spent. Per the statute, the areas identified are incorporated into

an Urban Renewal Plan that must be approved by City Council prior to the Bond Election. The following 13 Neighborhood Improvement Areas (or “Areas”) were approved by City Council on December 15, 2016, thereby initiating the development of the required Urban Renewal Plan:

Area Name	District
Culebra at Callaghan	7
East Southcross	3
Edgewood	6
Lincoln Park-Arena	2
Near East	2
Near West-Five Points	1
Oak Hollow	8
Pearsall	4
Roosevelt-Mission Reach	3
South Park	4
Southeast	3
West Side	5
Wurzbach	8

Following approval of the Urban Renewal Plan and a successful election, the City will contract with the Office of Urban Redevelopment San Antonio (OUR SA) which will execute the program activities at the direction of the City Council.

ISSUE:

Following City Council approval of the 13 Neighborhood Improvement Areas on December 15, 2016, staff drafted an Urban Renewal Plan, which will serve as the basis for the activities to be conducted as part of the Neighborhood Improvements Bond program. The Draft Urban Renewal Plan contains the following:

- I. Background on the development of the Urban Renewal Plan, including authority granted under Chapter 374 of the Texas Local Government Code, planning efforts leading to the approval of the 13 Neighborhood Improvement Areas, and history of the City’s Urban Renewal Agency (OUR SA);
- II. Definitions of key terms used in the Plan;
- III. Description of the process following a successful Bond Election, including desired outcomes, the role of OUR SA, and the role of the Neighborhood Improvements Advisory Committee;
- IV. Description of the Plan’s alignment with the SA Tomorrow Comprehensive Plan;
- V. Listing and general description of permitted and prohibited Activities;
- VI. General Development Requirements;
- VII. Descriptions and geographic boundaries of the approved Neighborhood Improvement Areas

The Draft Urban Renewal Plan was released for public review and comment on January 11, 2017 in advance of the required public hearing, scheduled for January 18, 2017. Notice of the Public Hearing was published in the San Antonio Express-News on December 18, 2016, January 8, 2017 and January 15, 2017.

The Urban Renewal Plan must be adopted in order for the Neighborhood Improvements initiative to be included in the May 2017 Bond proposition. Following the Public Hearing, staff will present the Urban

Renewal Plan for City Council consideration and adoption on February 2, 2017 in order to meet the state's deadline for calling the election.

ALTERNATIVES:

There is no alternative associated with this public hearing.

FISCAL IMPACT:

There is no fiscal impact in consideration of the Urban Renewal Plan. The proposed bond proposition is for \$20 million.

RECOMMENDATION:

No action is required with this public hearing.